



Celebration Community Development District

January 20, 2026

Agenda Package

ZOOM MEETING INFORMATION

MEETING ID: 3797970647 DIAL IN: 415-762-9988 OR 646-568-7788

<https://zoom.us/j/3797970647>

313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Board of Supervisors:

Tom Touzin, Chairman
David Hulme, Vice Chairman
Greg Filak, Assistant Secretary
Shel Hart, Assistant Secretary
Jack McLaughlin, Assistant Secretary

**Staff:**

Kerry Satterwhite, District Manager
Jan Carpenter, District Counsel
Jay Lazarovich, District Counsel
Mark Vincutonis, District Engineer
Russell Simmons, Field Manager
Melissa Williams, Administrative Assistant III

Meeting Agenda

Tuesday, January 20, 2026 – 5:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of the Meeting Agenda**
- 4. Audience Comments** (*Limited to Three Minutes*)
- 5. Discussion with the County**
 - A. Mr. Raymond Stangle – Administrator, Community Development**
 - B. Mr. Mehul J Parekh – Director, Public Works**
 - C. Mr. Gary Yeager – Director, Traffic Operations, Transportation & Transit**
- 6. Discussion Points**
 - A. Celebration Signage Photos.....Page 4**
 - B. Celebration Directional Signage Master PlanPage 17**
 - C. Celebration Parking Enforcement Memorandum.....Page 19**
 - D. Celebration No-Parking Memorandum County Approved- Not CCDDPage 24**
- 7. Supervisor Requests**
- 8. Audience Comments** (*Limited to Three Minutes*)
- 9. Adjournment**

The next regular meeting is scheduled for Tuesday, January 27, 2026, at 5:00 p.m.

District Office:

313 Campus Street
Celebration, FL 34747
407-566-1935
www.CelebrationCDD.org

Meeting Location:

In person: 313 Campus Street, Celebration, FL
Participate remotely: Zoom
<https://zoom.us/j/3797970647> OR dial 415-762-9988 or 646-568-7788, ID 3797970647

6A

Celebration Signage Photos







Page 7



Starling Dr



Page 8









AHEAD







Overnight
Parking For
Residents
Only



10:00 P.M. -- 6:00 A.M.



RESIDENT
PARKING
ONLY



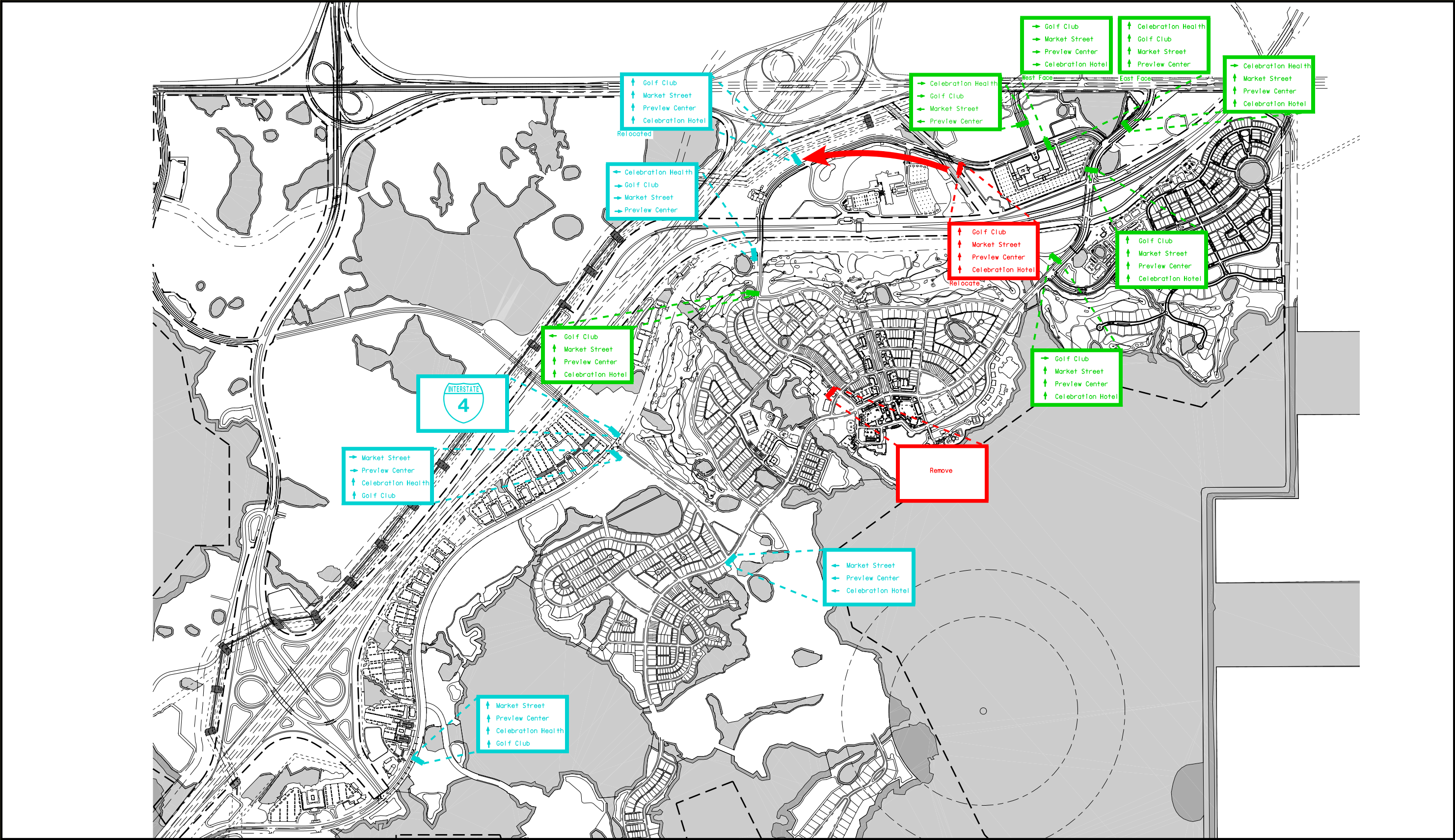


6B

**Celebration Directional Signage Master
Plan**

13-NOV-2009 12:33

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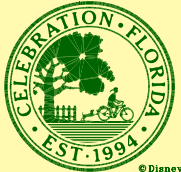


Scale : NONE

Legend

- Existing Sign
Stays In Current Location
- Existing Sign
To Be Removed / Relocated
- New Sign

Celebration
Directional Signage
Master Plan



March 23, 1999

THE CELEBRATION COMPANY

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6C

**Celebration Parking Enforcement
Memorandum**

Celebration Community Development District
District Counsel Memorandum

To: The Board of Supervisors of the Celebration CDD
From: Jan Albanese Carpenter and Jay Lazarovich, District Counsel
Re: Celebration CDD Parking Enforcement

The memorandum is written to advise the supervisors of the Celebration Community Development District (the “District”) of potential parking rights within the parking lanes/shoulders within the District.

We reviewed the Celebration Amended and Restated Development Agreement between the Celebration Company and Osceola County, Florida (the “County”) dated December 6, 2021 and recorded at Book 6125, Page 1462 of the Public Records of Osceola county (the “Development Agreement”). The Development Agreement is intended to amend and extend the original development agreement of 1994 (which has been amended and extended from time to time). The Development Agreement continues in effect until 2045 (or portions thereof are terminated by sale of individual parcels).

The County agrees in the Development Agreement that the Celebration Company would convey roads curb-to-curb to the County, while “reserving to the Developer or CDD an easement over paved parking lanes inside the curb [or shoulders of roads] ...”; this is intended to permit the Developer or the District to “control and administer” the use of parking lanes.

The balance of this memo assumes parking easements for the District were reserved in the plats for the areas where the District seeks to control parking.

Section 6 of the Development Agreement (attached) provides for “Parking Controls.” County agrees to “work with” the District for the development and enforcement of an “on-street residential and commercial parking program for the Project.”

The County grants to the Developer or the District “the right to control and regulate” the availability for parking of road shoulders and road parking lanes. These rights include, but are not limited to: prohibiting parking in certain areas, restricting the type of parking in certain areas, establishing day, hour, and durational limits for parking, and installing signs regulating parking on County roads (signage, cost mechanisms, like parking meters, and decals, etc., are all to be installed and maintained at the District’s sole expense).

As community development districts do not have the power to enforce parking violations under Chapter 190, the Development Agreement does provide that, if requested by the District, the County will provide enforcement of violations of parking restrictions (and if it has the power to do so) will seek to collect any fines imposed by a court, “in the same manner and with at least

the same diligence as the County exercises in enforcing parking regulations and restrictions imposed by the County on other County roads...” The District is responsible to reimburse the County for all costs incurred by the county for such enforcement actions.

Possible Next Steps:

1. Determine in which areas/roads the District seeks to control parking.
2. Review plats for those areas to determine if easement rights to control parking were reserved to the District.
3. Plan suggested parking controls.
4. Set meeting with the county to determine how to best integrate the District’s parking rights and controls into the County’s current enforcement for parking violations (to keep costs to a minimum).

Please call me or Jay Lazarovich at my office if you have any questions or would like additional information about these topics.

thereby permitting Developer or the CDD to control and administer the use of such parking lanes and shoulders.

(c) In connection with any dedication or conveyance provided by this subsection, the grantor may reserve to itself or the CDD an easement over the land below the roadway surface for the purposes of granting third party utility rights.

6. Parking Controls.

(a) The County will work with the Developer and Celebration CDD regarding the development and enforcement of an on-street residential and commercial parking program for the Project.

(b) The Developer or the Celebration CDD shall have the right to control and regulate the availability of road shoulders and road parking lanes for parking purposes, including but not limited to:

- (i) the right to prohibit parking in certain areas;
- (ii) the right to restrict the type of parking in certain areas (e.g., “resident only” parking areas);
- (iii) the right to establish days and hours when parking can occur in certain areas and the duration of permitted parking;
- (iv) the right to establish, at the Developer’s or Celebration CDD’s expense, mechanisms and procedures to charge and collect money from users of on-street parking (which money may be retained by such Developer or Celebration CDD to the extent necessary to offset the cost of providing and administering the parking program), including, without limitation, installation of parking meters, parking coin boxes and other means of collection, and parking decals, stickers or other means of identifying and regulating parking; and
- (v) the right to erect signs regulating parking along roads that have been dedicated to the County.

(c) The rights reserved in the preceding subparagraph (b) to Developer or the Celebration CDD are subject to and conditioned upon the following:

- (i) all signs, meters, coin boxes and other equipment and installations shall be provided solely at the expense of the Developer, Celebration CDD or property owners’ association providing same; and
- (ii) the entity installing any of the foregoing shall be solely responsible for the cost and performance of all maintenance, repairs and replacements to any of the foregoing; and

(iii) exercise of rights under this Section shall not restrict access of emergency, public, or utility vehicles.

(d) If requested by Developer or the Celebration CDD, the County will provide (to the extent the County has the right to provide) enforcement of any violations of any parking restrictions imposed on any roads within the Property and (to the extent the County has the authority) shall seek collection of any fines imposed by any court of competent jurisdiction in the same manner and with at least the same diligence as the County exercises in enforcing parking regulations and restrictions imposed by the County on other County roads; provided that the entity requesting same reimburses County for all costs and expenses incurred by County, net of any sums collected by County as a result of any enforcement actions brought by County.

7. Right-of-Way and Landscape Maintenance. With respect to road rights of way dedicated to the County (including landscaping thereon), the County will allow a CDD (or property owners' association) to supplement and add to landscaping and maintain all or any portion of such right-of-way or landscaping areas so long as such maintenance activities meet the County's minimum maintenance and design standards and the County is appropriately indemnified and insured by such CDD (or property owners' association) against loss or damage from acts or events arising out of or attributable to such maintenance or landscaping additions.

Section 3.2 Financing and Provision for Other Public Facilities.

A. Developer's Future Participation. This Article III provides for certain Public Facilities which will be required to serve existing and future residents and populations of the Property and the surrounding area. Developer shall participate (to the extent described below) in the following programs:

1. Future Fee Programs. The Development of the Property in accordance with the Governing Policies, Celebration PD will provide for orderly growth in accordance with the policies and goals set forth in the County Comprehensive Plan, including the Celebration Policies. Subject to the provisions below, in addition to normal impact fee programs the Project shall participate (on a pro rata basis) in any future fee programs which include the Project as a portion of the area of benefit. However, the Project will not be required to participate in such fee programs if the Project is otherwise providing the infrastructure or services proposed to be provided by said program.

2. Limitations on Exactions. In connection with approval of the Project the County has taken into account the specific need to provide open space, park lands, stormwater and drainage systems. Accordingly, Developer shall be exempt from further or additional Development Exactions (exceeding those provided in the Celebration PD) for open space, park, and stormwater management and drainage purposes; provided, however, Developer may be subject to Development Exactions imposed as a condition to the granting of future Development Approvals for additions to the Property or specific land use changes when such changes require an amendment to the Land Use Plan.

6D

Celebration No-Parking Memorandum

County Approved- Not CCDD



MEMORANDUM (February 11, 2020)

CELEBRATION NO PARKING POLICY

At the Celebration Community Development District (CCDD) Supervisors meeting on December 17, 2019, written clarification was requested from the County concerning various parking issues/policies. To respond, County staff has prepared the following Policy proposal for CCDD consideration.

To prepare the proposal, County staff has been coordinating with the Sheriff's Office, including a meeting that was held on July 24, 2019 between the Sheriff's Office and County staff to discuss the following topics:

1. Verify if applying yellow paint on curbs in no parking areas without No Parking signs is legal and enforceable.
2. Clarify the authority and responsibilities of the County and the Celebration Community Development District (CCDD) for designating No Parking zones and installing No Parking signs and pavement markings in Celebration.
3. Outlining the recommended No Parking zone signing and pavement marking policy.

Summary of the discussion and resolution for each topic:

1. Based on the Manual on Uniform Traffic Control Devices (MUTCD) and the Florida Driver License Handbook, curb markings are used to indicate parking regulations and it is against the law to park alongside yellow painted curbs. No Parking signs are recommended, but NOT required. Deputy Weiland confirmed that the Sheriff's Office will enforce no parking against yellow painted curbs with or without No Parking signs.

Since many visitors to Celebration are from out of state or out of country, Dave and Deputy Weiland will coordinate with the Celebration CCDD on ways to disseminate the regulations against parking along a yellow painted curb to Celebration residents and visitors, and Deputy Weiland will include the information in a monthly newsletter he writes for the Celebration community.

2. The Celebration Development Agreement, entered into between the County and the CCDD in 1994, identifies the County as responsible for the maintenance of the paved portions of roads dedicated to the County, which includes everything from curb to curb. However, the CCDD retains an easement of the paved parking lanes adjacent to and inside the curb, and ownership of the right of way outside the curb. The CCDD therefore has control and can administer the use of said parking lanes and shoulders. This is outlined in Section 5 Dedications subsection B, page 13 of the Agreement.



Within this same agreement, Section 6 Parking Controls gives the CCDD the authority to control and regulate parking and to erect signing regulating parking in the roadways and shoulders within Celebration providing:

- i. all signs, meters, coin boxes and other equipment and installations shall be provided solely at the expense of the Owner, CDD or property owners' association providing same
- ii. the entity installing any of the foregoing shall be solely responsible for the cost and performance of all maintenance, repairs and replacements to any of the foregoing
- iii. exercise of rights under this Section shall not restrict access of emergency, public, or utility vehicles.

3. Resulting Signing and Pavement Marking Policy and Guidelines:

Existing Policy:

- When signs are damaged or need installation, the County furnishes and installs them on County poles or coordinates with CCDD (Todd) to acquire green decorative poles to mount the signs on. The sign panels and standard poles are furnished and installed at the County's expense. If green decorative poles are used, they are purchased through the CCDD at the CCDD's expense.
- All roadway pavement markings within the County Maintenance book for Celebration have been applied by the County, with the exception being the area near the Bohemian Hotel that the CCDD had applied by an outside contractor. All roadway pavement markings are furnished and installed at the County's expense.
- The CCDD paints the curbs yellow for No Parking zones at their time and expense.

Recommended Policy:

Although the 1994 Development Agreement indicates that the CCDD has autonomy to designate and install No Parking Zones without County review and approval, the County has historically been fulfilling that role since they possess the technical expertise and infrastructure to establish and install the no parking zones and pavement markings in accordance with the FDOT Design Manual, MUTCD and the Land Development Code. The recommended policy continues this practice, subject to the availability of staff and funding, but clarifies and standardizes the process. By filtering new requests through the CCDD, the County ensures that the community character is taken into consideration prior to applying technical review and implementation.

The recommended guidelines to request No Parking zones and signing and pavement markings are as follows:



Osceola County/Celebration No Parking Guidelines (2/11/2020):

- No Parking zones and sign requests shall be reviewed and approved by the County. Requests for No Parking signs and pavement markings should come from the CCDD to County Transportation & Transit Department via Mr. Dave Tomek, the County liaison for Celebration. In the future, should the County liaison change, the CCDD will be notified by the County in writing of such change.
- Celebration residents or business owners that contact the County with requests will be coordinated with the CCDD, except in cases where there is an imminent threat to public safety. For those instances deemed an imminent threat, the County will process the request and notify the CCDD District Manager directly.
- All No Parking signing and pavement markings (except curb paint) shall be furnished, installed and maintained by the County. Non-standard posts and signs shall be purchased through the CCDD at their expense and installed by the County.
- Curb paint shall be furnished, installed and maintained by the CCDD. Where it deems necessary, the CCDD may paint the curbs consistent with this document, State Statutes and the MUTCD without review and approval by the County.
- It is against the law to park alongside yellow painted curbs. This is an enforceable offense and No Parking signs are not required against yellow painted curbs. Enforcement remains the responsibility of the Sheriff's Office.
- Downtown areas – No Parking signs and yellow curb paint should be used to designate No Parking zones.
- Residential and Business areas outside the Downtown area – yellow curb paint alone should be used to designate No Parking Zones. Signs can be installed at the discretion of the CCDD or the County; however they are not required for enforcement purposes.
- Board of County Commissioner (BOCC) approval is not necessary to install No Parking signs or designate No Parking zones within the CCDD's jurisdiction.
- **The County maintains the right to designate No Parking zones at locations deemed necessary for public health and safety reasons, and consequently have No Parking zones previously installed by the CCDD removed if they are found to block access of emergency, public or utility vehicles or if they pose public health or safety concern.**



Osceola County and CCDD Contact Information:

Osceola County:

Mr. Dave Tomek – Administrator, Community Development

Email: David.tomek@osceola.org

Phone: 407-742-0281

Ms. Kathy Lee – Traffic Operations Engineer, Transportation & Transit

Email: Kathy.lee@osceola.org

Phone: 407-742-0553

CCDD:

Mr. Gary Moyer – CCDD District Manager

Email: glmoyer@gmail.com

Phone: 407-466-8117

Mr. Cliff Akey – Supervisor for the CCDD Board of Supervisors

Email: Msd231@yahoo.com

Phone: 407-832-2139